

JAMES SELICKS

29 FACERS LANE

SCRAPTOFT
LEICESTERSHIRE
LE7 9FS

GUIDE PRICE: £150,000



An attractive, modern one bedroom home with a small garden space and allocated parking, located in the highly regarded, semi-rural village of Scraptoft,

Open-plan kitchen, dining & living area • cloakroom • double bedroom • Juliet balcony
• en-suite shower room • small garden • one allocated parking space • EPC - C

Location

Scraptoft is located approximately four miles east of Leicester city centre. It is a small village with local amenities including a parish church, village store, post office, news agents, with a wider range of shopping facilities found along the Uppingham Road, and within Leicester city itself.

Accommodation

Upon entering, you are welcomed into a bright and airy ground floor open-plan kitchen, dining and living area with a window to the side. This space is predominantly carpeted, with practical wood-effect flooring to the kitchen area. The kitchen itself is fitted with a range of eye and base level units incorporating an oven with four-ring hob and chimney style extractor unit above, a circular stainless steel sink with mixer tap, and space for a washing machine and fridge-freezer. The staircase to the first floor rises from here, with a useful understairs storage cupboard beneath providing additional practicality. Off this room is also a convenient cloakroom fitted with a two piece suite.

To the first floor is a small landing area providing loft access and housing a built-in cupboard and the boiler within. This area is open to the well-proportioned double bedroom, having a window to the side and a Juliet balcony, both allowing for plenty of natural light and a pleasant outlook. The property is completed by an en-suite shower room, fitted with a WC, pedestal wash hand basin and a corner shower enclosure.

Outside

The property enjoys a small, lawned area and one allocated parking space within a large communal parking area.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Harborough District Council

Tax Band: A

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, speed unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: Three neighbouring properties have access over the property's garden to theirs.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.





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1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

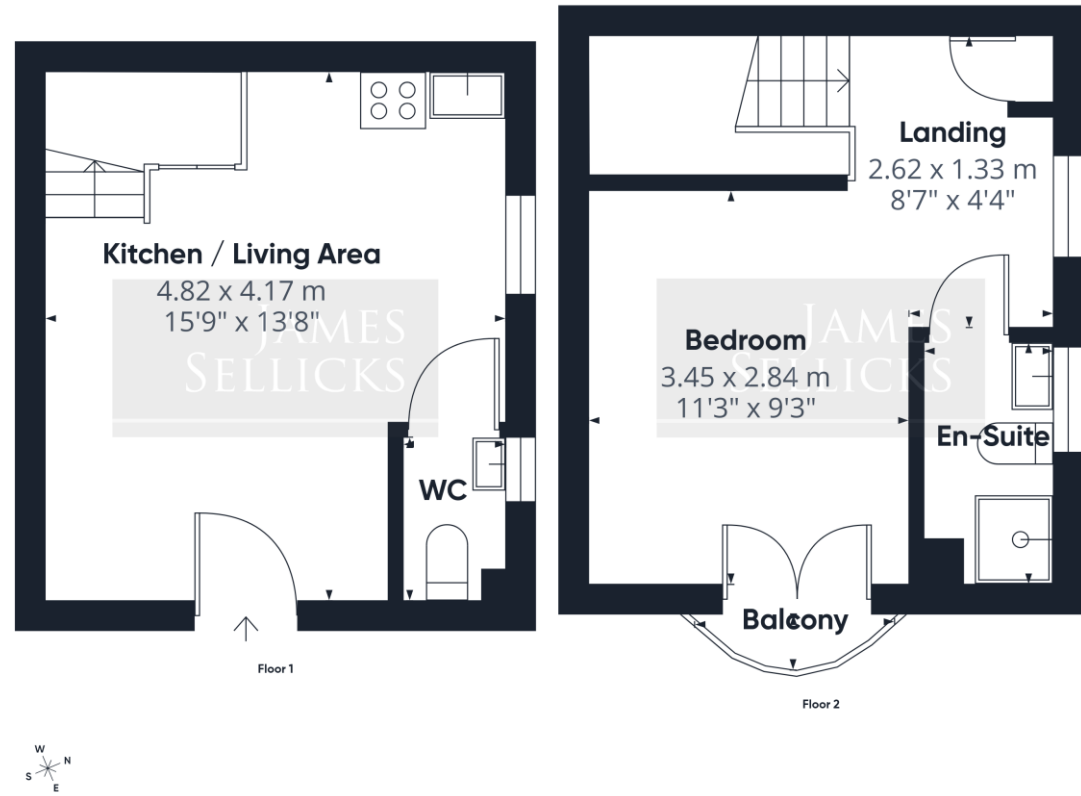
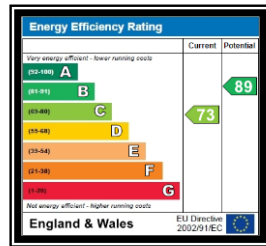
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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Approximate total area¹⁾
 36.4 m²
 392 ft²

Balconies and terraces
 0.7 m²
 8 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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